



## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 629 W. 34th Street

DATE: April 8, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	629 W. 34 <sup>th</sup> Street	<b>Neighborhood:</b>	Park Place
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	25 Ft. x 109 Ft.
<b>House Size: (Width x Depth)</b>	19 Ft. x 43 Ft.	<b>Square Footage:</b>	1,604 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Office of Housing**  
**Department of Planning and Community Development**  
**Development Certification for Non-Standard Lots**

**Applicant Information**

<b>Applicant Name:</b>	Enrico V. Richards	<b>Date of Application:</b>	October 23, 2015
<b>Mailing Address:</b>	3837 Chimney Creek Drive		
<b>City, State, Zip Code:</b>	Virginia Beach, VA 23462		
<b>Phone Number:</b>	757.469.8009	<b>E-Mail:</b>	

**Property Information**

<b>Location:</b>	629 W. 34 <sup>th</sup> Street	<b>Neighborhood:</b>	Park Place
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Feet x 100 Feet
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	25 Feet X 109 Feet
<b>Proposed House Size:</b>	19 Feet x 43 Feet	<b>Square Footage:</b>	1604 SF

The proposed building plans and elevations for development of the site at 629 W. 34<sup>th</sup> Street and located in the Park Place neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

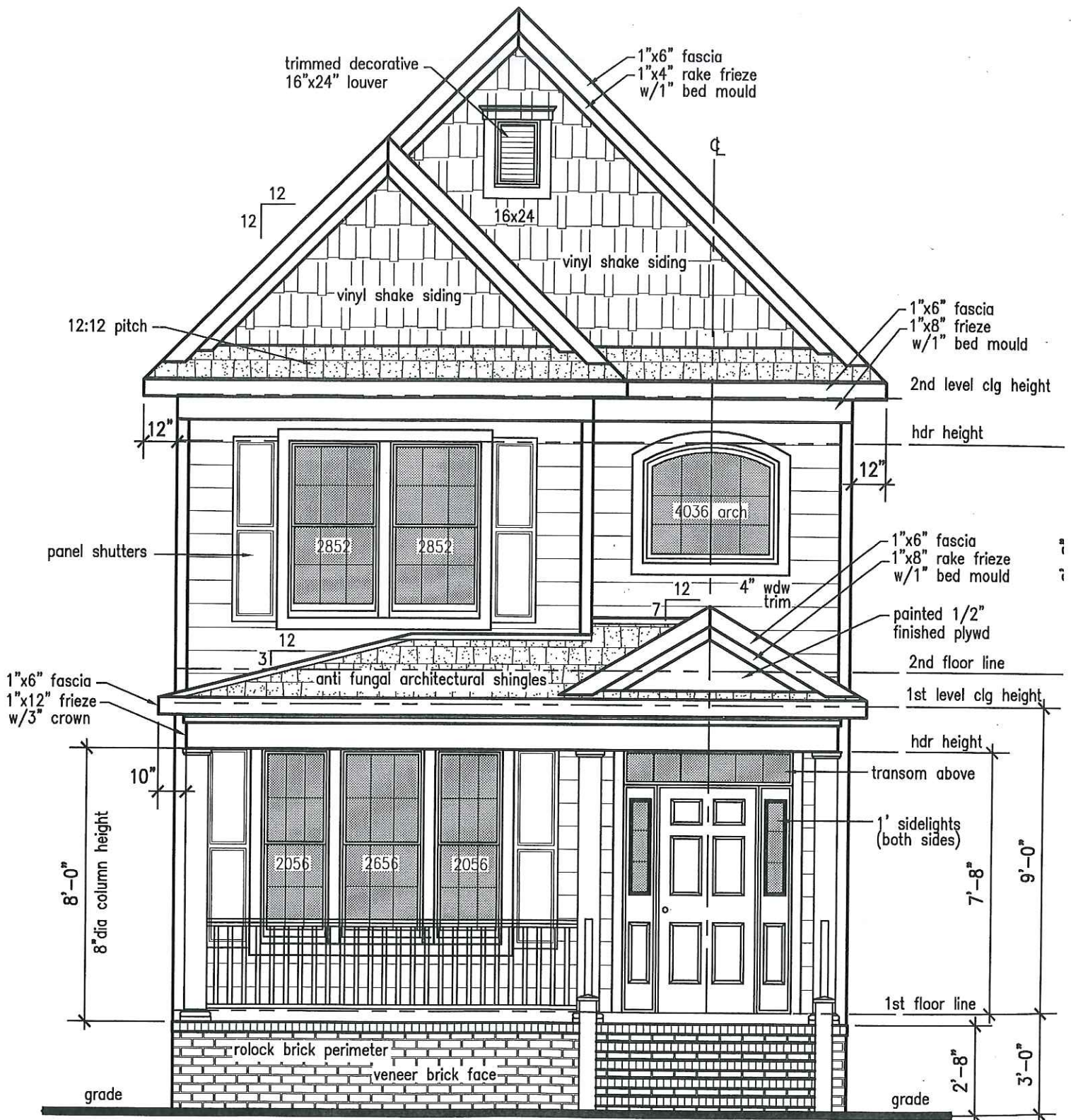
A handwritten signature in black ink, appearing to read "G. Homewood".

George Homewood, AICP, Director  
 City Planning

April 8, 2016  
 Date

BC: City Manager's Office  
 City Planning Director  
 Program Manager  
 Building Official





• Front Elevation •

1/4" = 1'-0"



# LAMBERTS POINT ROAD

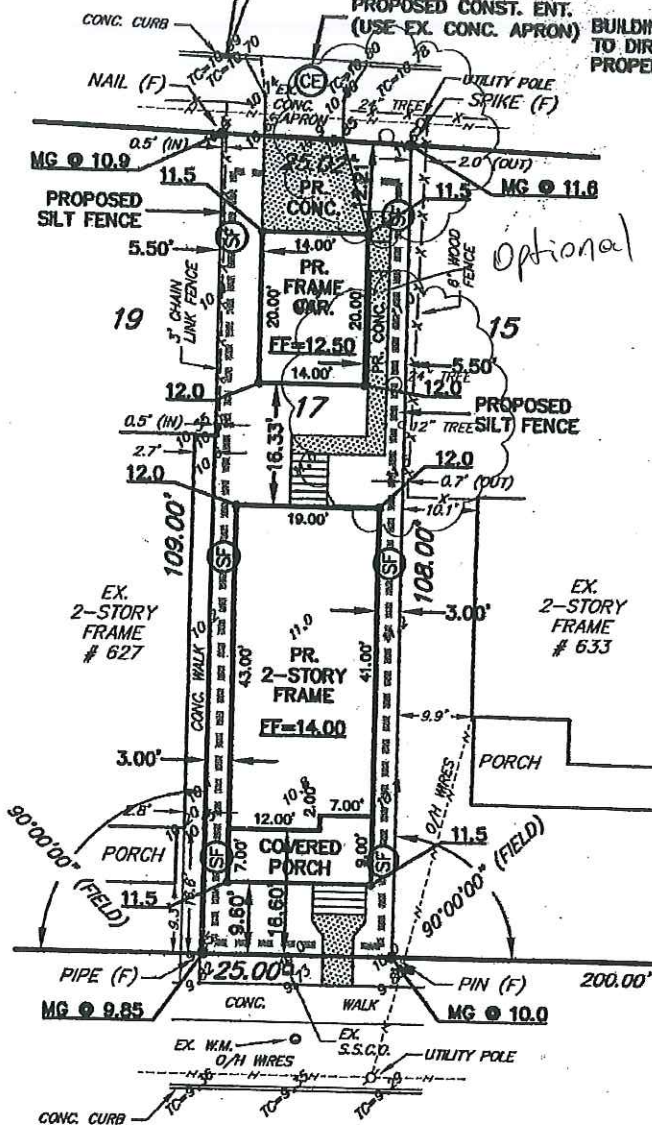
T.B.M.  
SQUARE ON CURB  
EL.=10.69

## NOTES:

BUILDING LOCATION IS SHOWN PENDING CITY APPROVAL.

BUILDING FRONT SETBACK IS BASED ON ADJACENT  
STRUCTURES ALONG W. 34th STREET (#623, #625 #627)

BUILDING AND GARAGE SHALL HAVE A DOWNSPOUT SYSTEM  
TO DIRECT ALL ROOF RUNOFF AWAY FROM ADJOINING  
PROPERTIES.



GOSNOLD AVENUE (60')  
(FORMERLY GRAFTON ST.)

W. 34th STREET (60')  
(FORMERLY EDGEcombe ST.)

SITE PLAN  
OF  
LOT 17, BLOCK B  
KENSINGTON  
NORFOLK, VIRGINIA  
FOR  
NIKITA HOCHINS

## LEGEND:

- 10.0 EXIST. SPOT ELEVATION
- 12.5 PROPOSED ELEVATION
- PROP. DIRECTION OF FLOW
- BENCH MARK
- EXISTING FENCE
- EXISTING TREE

## GRAPHIC SCALE



SCALE: 1"=20'  
DATE: 02/17/2016  
DRAWN BY: W.W.L.  
SHEET 1 OF 5  
F.B. T-121 PG. 56-57

**ROOD**  
LAND SURVEYING, P.C.

737 BARTEE STREET  
NORFOLK, VA. 23502

TEL: (757) 466-1111  
FAX: (757) 466-9384

LAT/DEED REFERENCE:

M.B. 4, P. 78 (Chesapeake)

63,231